

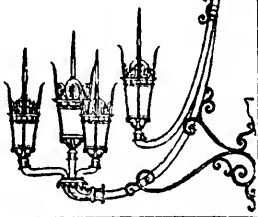
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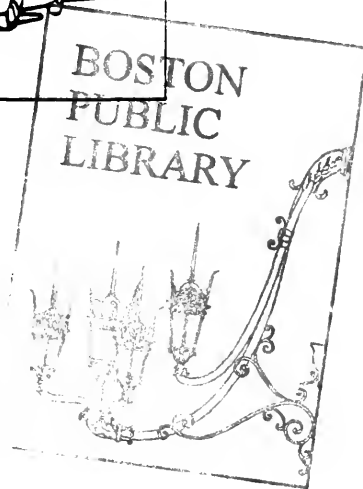
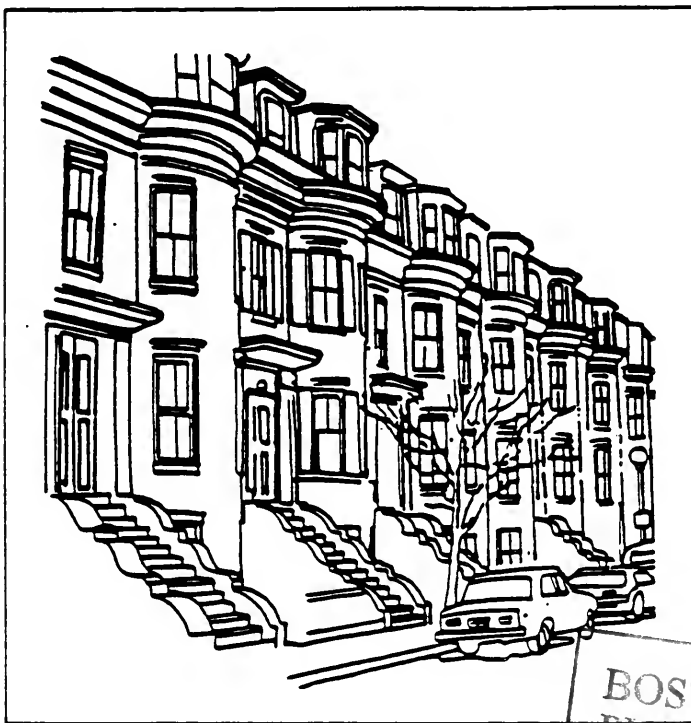


SOUTH END NEIGHBORHOOD HOUSING INITIATIVE

Appendices

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CITY OF BOSTON
RAYMOND L. FLYNN, MAYOR

BOSTON REDEVELOPMENT AUTHORITY
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APPENDIX A

The South End

District Study Committee Report

Revised Section 4



Boston Landmarks Commission

III. STANDARDS & CRITERIA

INTRODUCTION

As required by the statute creating the Boston Landmarks Commission (Chapter 772 of the Acts of 1975 of the Commonwealth of Massachusetts), the Standards and Criteria must be adopted for each district designated by the commission. These Standards and Criteria are intended to serve two purposes, first to inform property owners of what kinds of changes are permitted in the district, and second, to guide the members of the District Commission in deciding what proposed changes are permissible. They are not retroactive, but apply only to changes proposed after the formal designation of the district. They also may not have anticipated every possible change which may be proposed.

It should be emphasized that conformance to the Standards and Criteria alone does not necessarily insure approval by the Commission of proposed changes. Also the standards and criteria are not absolute but any request for variance from them must demonstrate reasons for, and advantages gained by, such variance. Economic hardship will also be considered in weighing deviations.

After a public hearing, the review commission may grant a Certificate of Design Approval for proposed work which are consistent with these Standards and Criteria, or a Certificate of Exemption when substantial economic hardship would be imposed on the property owner if proposed changes are not approved. A Certificate of Exemption may also be granted for proposed changes which involve only routine maintenance or repair not materially affecting the building or which are necessary for reasons of public safety. A Certificate is required before work can begin.

It is recognized that changes may be required for a variety of reasons, not all of which are under the complete control of the Commission or the owners. Building code conformance and safety requirements are primary examples of causes of such changes.

Conformance with these other requirements may, in some cases, present conflicts with the Standards and Criteria. Evaluation of an application for a Certificate in such cases will be based upon the degree to which such changes are in harmony with the character of the property and the district in which the property exists.

I EXISTING STRUCTURES

A. General

1. The intent of these standards and criteria is to preserve the physical features, architectural character and appearance of the South End, a cohesive district of 19th century Victorian red brick rowhouses with various institutional and commercial structures. The purpose of the standards and criteria is the preservation of this unique architectural heritage as documented in the preceding sections of the Study Report.

The dominant architectural feature of the South End Landmarks District is the nineteenth century rowhouse block. Houses appear relatively uniform in size, material, and style, the individuality of the unit being subordinated to the harmony of the street. The district is punctuated with occasional buildings of extraordinary architectural form, usually institutional structures such as churches.

2. The standards and criteria are intended to guide the inevitable changes to the exteriors of buildings and physical features within the district to make those changes sensitive to the architectural character of the district and to prevent intrusions. Under these guidelines, no work is required unless initiated by the owner of the property. "Should" as a verb in these guidelines indicates a recommended course of action; "shall" as a verb indicates those actions which are specifically required to preserve and protect significant architectural elements.
3. The most important feature of buildings are the facades that face the public streets and avenues and the portions of roofs that are visible from public streets and avenues and are therefore the only parts subject to review.
4. All proposed changes or alterations to the elements mentioned in No. 3 above will be reviewed unless specifically exempted; preference will be given to alterations that maintain, preserve, or restore according to the standards and criteria for elements identified below.
5. Rear wall or side walls unless directly facing a public street or avenue (or the side wall at the end of a block of rowhouses) will not be reviewed.
6. When changes to a condominium or other buildings in multiple ownership are proposed, the entire building shall be considered and treated uniformly. Work on any building may, however, proceed in stages.

B. Entrances

1. Steps, Stairs

The original steps, if existing, including stringer, riser, treads and any decorative element, shall be retained and repaired. If such stairs or steps have deteriorated to the degree that they have been removed or require removal, the replacement must appear like the original in massing and must not change location. Brownstone and granite may be replaced with material of similar texture and color such as concrete. Iron or wood stairs shall be replaced with the original material if possible. Enlargement of the doorway under the stoop may be approved but must be reviewed.

2. Railings, Balustrades and Decorative Balconies

Existing cast iron stair railings, balustrades and decorative balconies shall be retained. If they are badly deteriorated or non-existent, replacement elements must be of a size and massiveness consistent with the remaining original elements of the design or consistent with the size, massing, profile and complexity of remaining examples of iron work on nearby buildings. Simplified adaptations may be allowed if they meet the above criteria. (See separate Sections I, G, and H on fire escapes and fences.)

3. Entryways

Entryways (including decorative hoods, canopies, surrounds and mouldings) shall be retained. If entryways are missing or are badly deteriorated, replacement of elements shall approximate the original design, material, proportion, and arrangement.

4. Entry Doors and Vestibules

a. Original entry doors and visible elements of vestibules shall be retained and repaired. Replacement doors, if required, shall match the original in material and in design, including proportion, number of leaves (i.e., single or double doors), placement within doorframe and general arrangement of panels. Single doors replacing double doors will not be approved.

b. Transoms, sidelights, and other features shall be retained and repaired and may not be removed or blocked down to fit smaller doors and frames.

c. Gates or grilles outside or in place of main doors may be allowed and will be reviewed on a case-by-case basis.

C. EXTERIOR WALLS

1. Masonry (brick, stone and concrete)

a. Existing walls shall be retained and repaired. Painting of masonry walls will be considered for approval only if the masonry is extremely damaged or the wall is already painted. The proposed color must approximate the original masonry in appearance. Repointing shall match the original mortar in color, texture, joint width and profile. Sand blasting (wet or dry) will not be approved on any masonry or wood surface. Previously used brick (appearing mottled, grayish or whitish, etc.) will not be approved for additional masonry work.

b. Brownstone may require special treatments involving replacement materials and coatings; each situation will be considered individually based on condition of existing material and proposed situations. The replacement material must approximate brownstone in appearance and texture; the color may be matched by painting or staining.

c. Covering masonry in another material will not be approved.

d. No new openings in the wall will be allowed.

e. Original brick chimneys (and chimney caps and pots) should be retained.

2. Wood

Retention and repair of existing walls is preferred. Approval of synthetic siding may be considered provided the original trim and proportions and the arrangement of trim and other elements are not altered or removed. The design and proportion of the synthetic siding should faithfully duplicate the original material, and no grained-surface or vertical siding will be allowed. No new openings in wooden facades will be allowed.

D. WINDOWS, WINDOW OPENINGS AND TRIM

The original window design and arrangement of window openings on the principal facade shall be retained. Changing window openings to accommodate larger or smaller sash and frame will not be approved. Restoring window openings to the original size where original elements are still visible is encouraged. New openings shall not be allowed.

1. Sash and Lights

- a. New window sash should match the original design and should not be divided into a smaller or larger number of panes than original unless documentary evidence of the property under consideration can be supplied to show that the proposed change would be historically accurate.
- b. The retention of original or historic material, such as curved sash, is encouraged. The installation of storm sash (interior or exterior) is preferred to the removal of original sash.
- c. Non-wooden replacement sash may be approved; sandwiched muntins shall not be allowed. Application of panning over original wooden trim is not encouraged. Use of applied wood muntins on thermopane sash is discouraged; however, consideration will be given if such muntins are of an appropriate profile (relative to the construction date and building type) and applied with weatherproof adhesive on both sides of the glass.
- d. The removal of window sash and the installation of permanently fixed panels to accommodate air conditioners is not allowed. (See Exemption #5 in Section N).

2. Sills and Lintels

Window sills and lintels shall be retained and repaired. If severely deteriorated, replacements shall be of a material, arrangement, color, and proportion similar to the original in appearance. Replacement sills in brick will not be approved. Decorative lintel details such as applied or incised designs should be retained.

3. Window Grilles and Iron Balconies

Ornamental or highly decorative grilles and balconies may be allowed and will be reviewed on a case-by-case basis. (See Exemption #10 in Section N).

E. BAYS, ORIELS AND PROTRUSIONS FROM WALL

Bays, oriels, and other similar protrusions from the exterior wall may not be removed. If altered, the design shall approximate the original; new synthetic covering materials will not be approved.

F. ROOFS (including rooflines, cornices and dormers, skylights, greenhouses, penthouses, roof fences and decks, mechanical penthouses, solar panels, and devices, and the like)

1. The original roof configuration and cornice line shall be retained. Additional floors visible from the public streets and avenues may be permissible in special circumstances provided the addition does not interrupt a contiguous row of even cornice lines. Raising or lowering the existing roofline will only be allowed for the purpose of restoring the roof to its original profile. Alterations or new construction such as greenhouses, penthouses, roof decks or fences, solar panels and devices, mechanical and electrical equipment if visible from a public street or avenue may be approved only on a case-by-case basis but in general are discouraged.

Approval criteria shall be:

- a. placement to minimize visibility,
 - b. minimizing visible mass,
 - c. non-reflective dark appearance, and
 - d. conformance to State Building code Requirement, table 302, note 3.
2. Skylights are allowed on roofs, except the front slope of a mansard, provided that the projection is less than one foot above the roof and at least one foot back from the visible edges of the roof; Framing of the skylights should also be dark and non-reflective.
 3. Dormers on mansard roofs shall be retained and repaired or restored. Expansion of existing dormers or adding new dormers may be approved on a case-by-case basis provided designs are based on historic models.
 4. Wood, masonry, and metal cornice elements shall be retained and repaired or restored.
 5. If the visible portion of the roof requires replacement, slate or a non-reflective material similar in color and texture to slate would be allowed. Dark asphalt shingles approximately the original slate color will be allowed.
 6. Gutters, downspouts, flashing, whether new or replacement, must be of a dark, non-reflective material and non-obtrusive in appearance; unfinished metal (other than copper) will not be approved.

G. FENCES AND YARDS

1. Fences

Original front yard fences shall be maintained and repaired or restored. If completely deteriorated or non-existent, replacement by a copy is preferred; an appropriate contemporary design may be acceptable. Chainlink, concrete block, light gauge metal, and wooden picket or lattice fences are inappropriate for front yards.

2. Front Yards

- a. Excavation of front yards below existing grade of front yard will not be approved except for small areaways to accommodate existing windows, ventilation, or for drainage purposes.
- b. Covering of front yards with concrete, asphalt, or similar materials will not be approved. Planting is encouraged.
- c. Construction of storefronts or other ground level projections in the front yard will not be approved.
- d. Excavation for auxiliary entrances may be allowed provided they are based on historic models. They will be reviewed on a case-by-case basis.

H. FIRE ESCAPES

New fire escapes on street facades of buildings will be permitted only when required for safety and an alternative egress route is clearly not possible. Fixed diagonal stairways are discouraged. (See Section B.2 for decorative balconies.)

I. SIGNS - IN AREAS ZONED RESIDENTIAL

1. General

All signs within the district will be subject to the Boston Sign code although more restrictive controls may be applied.

2. Professional Signs and Directories

a. Signs that announce a service within the building, e.g., a doctor's office, are allowed provided the design and material of the sign reinforce the architectural character of the building.

b. Advertising or general information signs are not allowed.

4. Lighting

a. No back-lit signs are allowed.

b. Signs should not be flood-lighted. Small, shielded light sources may be used if no spill-over is visible to abutting properties.

5. Billboards

a. Billboards are not allowed.

6. Multiple Signs

a. Signs on adjacent buildings of similar architectural appearance should be consistently designed and located.

b. Signs on buildings owned and operated by a common entity should be consistently designed and located.

c. Multiple signs on buildings designed for residential use are discouraged.

J. SIGNS - IN AREAS ZONED NON-RESIDENTIAL

1. Proposed signs should conform to the Boston Sign Code, although compliance may not ensure approval.

2. Signs should be sized and placed to reinforce the architectural elements of the facade.

3. No sign will obscure any significant detail or decorative element of the existing building.

4. Electrically-operated signs are not permitted; sign lighting should be shielded and indirect. Back-lit signs with opaque backgrounds and illuminated letters may be considered. Neon signs may be approved when installed inside storefront windows.
5. Free-standing signs are discouraged and will be approved only on a case-by-case basis.
6. Trade-marks will be limited to approximately 25% of the total allowable sign area.
8. New billboards are not allowed.
9. Fixed or retractable awnings or canopies may be used as signs for commercial uses provided no significant architectural detail is obscured or damaged by the installation. The design and material of the awning or canopy must be integral to the commercial front and/or the design of the building.

K. DEMOLITION

Demolition of entire structures is prohibited except when in the opinion of the commission warranted for extraordinary circumstances. Partial demolition of later additions (such as storefronts) is subject to review on a case-by-case basis.

L. COMMERCIAL FRONTS

1. General

- a. Any facade changes intended to increase the amount of visibility of commercial space will be subject to review and approval by the Commission.
- b. The essential character of the building as originally designed will be preserved in all changes, including retention of doorways and major architectural features.
- c. Facade changes for commercial use will not be allowed above the main floor of the building.

2. Materials

- a. The maximum amount of original material possible will be retained in the new facade design. The intent of the design should be an appeal to pedestrian traffic.
- b. New materials should be sympathetic to those of the existing building.

3. Design

- a. Proposed facade changes will be designed to compliment the design of the building.
- b. Facade changes may be clearly contemporary and detailed to match the quality of the original building.

M. ADDITIONS

Architectural changes that increase the height above existing contextual rooflines, or that substantially alter the profile of the building, will not be allowed unless they are based on documented historical models. Alterations to atypical buildings may be allowed on a case-by-case basis.

N. EXEMPTIONS FROM REVIEW

These items are not subject to the review and approval of the District Commission; the following comments are, however, recommended. Landmarks Commission staff can provide additional information to interested individuals who request it.

1. Color: It is encouraged but not required that trim and window sash and frames be painted in muted dark tones on Victorian-era structures. Lighter tones are appropriate for the few pre-Victorian and Classical Revival buildings.
2. Shutters: When used, shutters should be of a wood louver design. Each shutter should match the height and one half the width of the window opening. It is recommended that the shutters be installed on shutter hardware and be operable or made to appear operable. Shutters should also be black or dark in color.
3. Intercom/ Buzzer Devices: Buzzers and intercom boxes should be inside the vestibule and not mounted onto the brick face of the building. Individualized buzzers are more appropriate than metal panels.
4. Temporary Signs: Such signs should be installed so that their removal will not scar the face of a building or a fence. Temporary signs should also not obscure significant architectural details.
5. Air Conditioners: Portable, seasonal window air conditioners are exempt from review.
6. Exterior Lighting: It is encouraged but not required that vestibules and doorways be illuminated. Lighting on the facade was not a part of 19th century South End rowhouse design. Exterior lighting should be generally concealed (e.g., recessed over doors) and should not imitate earlier 18th century styles (i.e., colonial lanterns). Simple contemporary fixtures are a suitable alternative.
7. Door Hardware: Existing original door hardware should be retained wherever possible. New replacement hardware should replicate the original or be of a simple contemporary design.
8. Storm Windows
Installation of storm windows is allowed. The color of storm windows should closely match the trim to which they are affixed. Storm windows should have a narrow frame that does not protrude beyond the facade plane of the building. Storm sash should closely align with the window sash, particularly the meeting rail. Natural aluminum is not allowed.
9. Awnings
Fixed or retractable awnings are allowed at window openings provided they fit accurately within the masonry opening and are of a material and design appropriate to the building. Canvas or canvas-looking material is encouraged. Metal or vinyl awnings are not allowed.

10. Grates: Window and secondary door grates are allowed provided the ironwork is mounted within the masonry reveal of the window or door opening. The design should be consistent with that of the building. Re-use of period grilles and designs is encouraged.
11. Bulletin Boards and Display Boxes: Permanently affixed bulletin boards and display boxes are allowed and if installed may be included in the calculation of allowed signage. Exterior walls may not be used as display or bulletin boards.
12. Security Systems: Devices integral to security systems, such as alarm boxes or sirens, should be concealed from view and colored to blend or camouflage with their surroundings.

II. NEW CONSTRUCTION

A. General Statment of Intent:

1. The District contains vacant parcels of varying sizes and shapes, many of which once held rowhouses. New construction on these sites have a potential for reinforcing and enhancing the streetscape of the South End. Inappropriate design could introduce the intrusive elements of incompatible bulk, material and detail.

To insure that new construction has a positive effect on the historic physical character of the Landmark District, proposals for new construction will be reviewed for compatibility with the existing architecture in such critical factors as land coverage, bulk, material, and proportion. Therefore, the focus of the standards and criteria is on the compatibility of new construction with the existing character of the South End without dictating style or taste.

2. Plans of proposed new construction shall be submitted to the South End District Subcommittee for review. A building permit may not be issued prior to the issuance of a Certificate of Design Approval or of Exemption.
3. These regulations shall apply only to facades visible from a public street or avenue, existing or proposed, in accordance with Sections I.A. 3 and 5.
4. For buildings of monumental character, such as schools, churches, or other institutional uses, the Commission may waive portions of these standards and criteria which it deems to be inappropriate. The standards and criteria pertaining to height and materials shall be enforced.

Where a new non-residential building has frontage on a block of predominant residential, rowhouse character, the Commission may require stricter adherence to these standards and criteria for that frontage alone.

5. The Landmarks Commission shall determine the required degree of conformity of the new construction to the architecture of adjacent buildings, according to the strength of the existing neighborhood design and the configuration of the parcels to be developed. The applicable definitions and intent of the two categories are as follows:

- (a) Category A, defined as any vacant parcel or collection of parcels that share a party wall with an existing structure.

Within this category, stricter conformity will be required of the new construction on the narrower parcels, especially those with existing buildings adjoining two sides, corner parcels, and parcels on a block of exceptionally strong or uniform character.

- (b) Category B, defined as any parcel or group of parcels which is not abutted by an existing structure. Within this category, less strict conformity to existing neighborhood design will be required.

6. Traditional architectural designs are permitted if in nineteenth century styles which are appropriate to the Landmark District, but shall not be expressly required by these standards and criteria.
7. These regulations shall not be deemed to supplant or nullify provisions of the Boston Zoning Ordinance or Sign Code, beyond the immediate scope of these provisions, nor any portion of the Massachusetts Building code.

B. Heights:

1. The maximum height of any new construction shall be seventy feet, and minimum shall be thirty feet, the latter being exclusive of eaves.
2. Within this limitation, the following shall apply to any new construction on parcels in Category A:
 - (a) The new building shall have the same height and cornice line as adjacent existing buildings having common property lines.
 - (b) In the event a new building has two such abutters of differing heights and cornice lines, it shall conform to one of them, or it may step to match, i.e., each at the common property line.
 - (c) In the event the height of the adjacent existing building is greater or smaller than the overall limitation, or is radically different from the remainder of the block, the Commission may set the height for the new building.

C. Setback:

1. The maximum setback for a new building shall be ten feet, except as follows:
 - (a) A new building in Category A shall have the same setback as adjacent buildings having common property lines.
 - (b) In the event a new building in Category A has two such abutters with differing setbacks, it shall have the same setback as one of them, or it may step to match both of them.
 - (c) A corner building in Category A shall have the same setback as its abutters on the primary frontage. No setback is required on the secondary frontage; if one is provided, it shall be the same as the adjacent building on the secondary frontage.

D. Lot Coverage:

A new building shall occupy the full width of its primary frontage, at the property or setback line.

E. Building Materials:

The following materials shall be required on all exterior surfaces within the scope of these regulations:

1. Walls shall be of masonry construction similar in color and texture to the majority of adjacent buildings. In general, smooth-textured red brick in standard size and coursing is acceptable; a standard brick being defined as 2½"x4"x8", nominal dimension. Other materials will be judged on their own merits and the neighborhood design context.
2. Exterior steps shall be of stone, or concrete having the appearance of stone on exposed surfaces. Lintels and sills, if expressed, shall be of similar material.
3. Cornices, if expressed, shall be of brick, wood or a combination thereof. If metal is used as a flashing or covering, it shall be of an appropriate finish or color; white or shiny metal other than copper is unacceptable.
4. Windows, storm sash and trim shall be wood or anodized aluminum in appropriate colors and finishes; white or shiny metal is unacceptable.
5. Visible roofs, such as mansards and gables, shall be of slate or of composition shingle similar in appearance to slate. Metal may be allowed if subdued in color and detail; white or shiny metal other than copper is unacceptable.

F. Design Features:

For new buildings in Category A, the following features are required; for Category B, they are recommended.

1. A new building shall match its abutters at common property lines in general conformation of roof and cornice; details may be simplified. In the event there are two abutters with differing roof forms, the new buildings shall conform to one of them, or it may match each at the common property lines.
2. Window openings shall approximate the number, size and positioning of those of its abutters. The vertical dimension of the opening should exceed the horizontal.
3. The entrance doorway shall approximate those of adjacent buildings in overall size, proportion and position.
4. For new buildings in either category, the use of elements which give the existing buildings of the district their essential character is recommended. Where used, they should approximate the proportions and materials of the existing buildings. These elements include, but are not limited to the following:

- (a) Bay, bow, oriel, and dormer windows.
- (b) Mansard and gable roofs.
- (c) Cornices.
- (d) Exterior steps.

- (e) Decorative ironwork; railings and fences.
 - (f) Recessed doorways.
 - (g) Entrance canopies.
 - (h) Chimneys.
 - (i) Exterior lighting.
5. It is not required that new buildings on the larger parcels in Category A or B conform internally to the narrow rowhouse configuration typical of the district. It is recommended that such larger buildings avoid the appearance of monolithic apartment blocks through the use of design elements characteristic of the rowhouse blocks. Entrance doorways and steps should occur at a maximum of 45 feet on center; a more frequent spacing of 18 to 28 feet is recommended; the use of repeating bay, bow or oriel windows is especially recommended.

A. General

The intent is to retain and improve those aspects of the public areas which contribute to and enhance the character of the South End. Alterations to existing street layouts or proposed new streets must be reviewed for conformance to the criteria below:

1. Sidewalks and Curbs

- a. Public sidewalks should be designed and constructed to reinforce the character of the district.
- b. Granite and brick are preferred materials, but concrete walking surface may be allowed after review. Existing brick sidewalks must be repaired and restored. New or repaired concrete sidewalks must be approved for color or tone, and may not be patched with asphalt.
- c. Granite curbs must be retained and reused wherever possible.
- d. Existing sidewalks shall not be reduced in width.
- e. Permanent use of Jersey barriers is not allowed.

2. Street and Park Furniture

- a. Miscellaneous public hardware and furniture such as news vending machines, trash receptacles, cluster mail boxes, benches and the like should be of a dark color and located, when possible, in areas other than residential streets and should be selected and located to reinforce the pattern of the district.
- b. Materials used should be sympathetic to the appearance of the district. Cast materials and stone and simply detailed wood are the preferred materials.
- c. Existing antique fences, fountains, hitching rings, slate coalshute covers and the like must be repaired and restored.

3. Utility Items

- a. Public utility furnishings (telephone panels and booths, poles, meters, street and traffic lights and boxes and the like) must be placed to prevent visual or pedestrian obstruction.
- b. They must be painted a dark color.
- c. Street lighting is limited to 19 feet high on major thoroughfares and 16 high feet on residential or side streets.
- d. Existing gas light type fixtures must be repaired or replaced with similar fixtures.
- e. Public transit furnishings and their locations must be reviewed.

4. Overhead Wires and the Like

a. New poles for overhead wires are prohibited. When wiring systems for cable television or telephone or other services must be placed underground, the street and sidewalk form, materials, detailing, must be repaired exactly to match the original conditions. Placement of boxes and receptacles associated with cable television must be reviewed.

b. Design of overhead current collection system for public transit must be reviewed.

IV SPECIAL CONSIDERATIONS

A. Parcel 8 of the South End Urban Renewal Plan (Boston Center for the Arts)

The location of this parcel suggests that development of a more monumental character than is called for in the standards and criteria may be appropriate. In any case, the South End District Commission shall take into consideration the economic feasibility of development on this parcel, especially as it effects the allowable height of new construction. Demolition of the existing former gas station will be allowed.

B. Parcel P6A of the South End Urban Renewal Plan (Berkeley Street)

The height of this development may vary from the guidelines to relate to the Castle Square development across Berkeley Street and to achieve development of the site which contributes to this district. Open space may be preserved as part of the site.

C. Cathedral Housing

The layout and massing of the Cathedral Housing Project as described in the report entitled "Cathedral Comprehensive Redevelopment Plan; Phase Three: Proposed Plan" dated December 15, 1982 existed prior to the creation of the Landmark District. Deviations from the standards and criteria may be allowed so long as the proposed designs strengthen the character of the existing development known as Cathedral Housing.

D. Demolition Within the Protection Area

Demolition of the following structures will not be subject to review by the District Commission:

1. 108 East Dedham Street
2. 710 Albany Street
3. 750 Harrison Avenue
4. 10 Stoughton Street

E. Parcel 11B (Tent City)

Notwithstanding standards for the height of new buildings described above, the height of development on this parcel shall provide a transition between the height of adjacent South End row houses and the height of the Copley Place project along the Southwest Corridor deck. Demolition of the existing properties on Dartmouth Street may be considered if required to develop a sound over-all site plan.

PROPOSED STANDARDS AND CRITERIA
PROPOSED SOUTH END HARRISON/ALBANY PROTECTION AREA

General Standards

As provided in Section 4, St. 1975, C. 772, as amended, the only items subject to design review in a Protection Area are:

Demolition;
Land Coverage;
Height of Structures;
Landscape; and
Topography.

The goals of the Protection Area are to protect views of the proposed adjacent Landmark District, to ensure that new development of major alterations adjacent to the District is architecturally compatible in massing, setback, and height and to protect light and air circulation within the District.

Specific Standards and Criteria

1. Demolition In general, demolition of structures in the Protection Area may be allowed subject to prior approval by the Commission.
2. Land Coverage Setbacks may not exceed ten (10) feet from the back of the sidewalk line unless otherwise approved by the Commission except that a setback of greater than ten (10) feet may be allowed if the setback is consistent with adjacent setbacks or if the site is adequately landscaped.
3. Height of Structures New Construction, reconstruction, exterior replacement or alteration may not produce buildings lower than thirty (30), nor taller than:
 - a) 150 feet in the area southeast of Albany Street,
 - b) 120 feet southwest of E. Brookline Street except fronting on Harrison Avenue, and
 - c) 100 feet northwest of E. Brookline Street and the remainder of the Protection Area.

Additions or penthouses higher than the allowed heights may be allowed if they are not visible from the nearest public way within the Landmark District.

4. Topography No major changes in topography are allowed within the Protection Area.

5. Landscape In general, landscape changes within the Protection Area must not obstruct views of the elements of the adjacent Landmark District from any public ways in the Protection Area.

If surface parking adjacent to streets is proposed, then a visual barrier of landscaping is encouraged.

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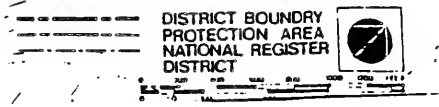
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DISTRICT BOUNDARY
PROTECTION AREA
NATIONAL REGISTER
DISTRICT



PROPOSED
SOUTH END
LANDMARK
DISTRICT

TYPOGRAPHICAL ADDENDUM TO: South End District Study Committee Report

1. Summary Page - "Margaret S. Smith (until 1979)" should follow "Martha Rothman".
2. I Location and Boundaries, pages 3 and 5 - "#80 to #86 Waltham Street" #86 Waltham Street" should read "#80 to #86 Union Park Street" and "#86 Union Park Street", respectively.

APPENDIX B

DEVELOPMENT REVIEW PROCEDURES

CITY OF BOSTON

Raymond L. Flynn, Mayor

BOSTON REDEVELOPMENT AUTHORITY

Robert L. Farrell, Chairman

Joseph J. Walsh, Vice-Chairman

James K. Flaherty, Treasurer

Clarence J. Jones, Vice-Treasurer

Michael F. Donlan, Member

Kane Simonian, Secretary

Stephen Coyle, Director

1985

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INTRODUCTION

As the city's planning and development agency, the Boston Redevelopment Authority (BRA) functions as a coordinator for development projects and has direct responsibility for reviewing development proposals. The BRA's review authority covers a wide range of projects. Projects may require zoning review initiated by a request for a building or occupancy permit, review of financing mechanisms such as Chapter 121A, Commercial Area Revitalization Districts (CARDs), and Urban Development Action Grants (UDAGs), and review of proposals for publicly owned land.

The BRA reviews proposals for their overall viability and expected benefits to the city. Review criteria may vary depending on location, type, and size of the project. Design criteria include specifications for building height, massing, materials, and other guidelines to preserve Boston's history and character. Environmental concerns which are assessed include a project's impacts on sunlight, daylight, wind, groundwater, and air and water quality, both during construction and upon completion. Effects on surrounding neighborhoods, displacement, and community participation are also considered in the review process. Transportation review is concerned with the impacts of additional traffic, parking and loading, and examines proposed changes to rights-of-way or physical changes, encroachments on public space, curb cuts, and requirements of the Boston Air Pollution Control Commission, if applicable. Review criteria are included in the Zoning Code and planning documents.

This booklet outlines the BRA's review process, describes the sources which initiate the BRA's various review functions, outlines the stages of its review, and provides a comprehensive list of submission requirements and development review fees. Projects vary in size and complexity; therefore not all requirements are appropriate to all projects. For example, requests for zoning actions to construct a three-unit dwelling require a review quite different than that for a multi-story commercial project. The extent of the review is defined at an initial meeting between the developer and BRA staff.

BRA DEVELOPMENT REVIEW PROCEDURES

To evaluate the quality and appropriateness of a proposal based on objectives stated in plans, guidelines, and regulations governing development in Boston, the Boston Redevelopment Authority conducts a four-stage review process. This review is conducted by BRA staff from its design, development, planning, transportation, environmental, zoning, and engineering departments. The staff is assisted on a project by project basis by citizen advisory groups, professional associations, and other constituencies. The time-frame for development review and the sequence of phasing may vary depending on the complexity of the project.

Step One: DEVELOPMENT CONCEPT

Projects are either privately or publicly initiated and the first step in development review varies accordingly. For a privately initiated project, the developer contacts the BRA with a letter of interest which briefly describes the project. The BRA meets with the developer to discuss the development concept, government regulations and procedures, and submission requirements appropriate to the project from the comprehensive list included in this document.

Publicly initiated projects include the disposition or leasing of city- or BRA-owned property which, because of size and location, require development review by the BRA. At the request of the city for city-owned property or at its own behest for BRA-owned property, the BRA may prepare a developer's kit for a specific site, outlining the development concept and guidelines. A request for proposals to develop the site is usually publicly advertised. The applicants are interviewed and the proposals are reviewed by the BRA. For projects proposed in a neighborhood setting, community representatives are notified. Based on the evaluation, the BRA grants tentative designation to a developer for BRA-owned property, or for city-owned property recommends a developer to the Real Property Board or Public Facilities Commission. From this point on, publicly and privately initiated projects follow similar review procedures. In some cases for BRA-owned property, tentative designations will not be made until after schematic review.

Step Two: SCHEMATIC REVIEW

This review is intended to secure agreement on and approval of the basic development concept prior to extensive design development. At this stage, the developer submits schematic project materials requested by the BRA. BRA staff reviews the proposal and recommends revisions. The schematic design is subject to environmental review to determine microclimate and other impacts, and, if necessary, the project is changed to mitigate adverse impacts. During the schematic stage, various environmental impacts will be assessed, especially wind, sunlight and daylight. For large-scale projects, a draft environmental impact assessment report may be required. Acceptance by BRA staff of the schematic design initiates the next stage of review.

Step Three: DESIGN DEVELOPMENT

The third phase of review is intended to secure agreement on and approval of the final design prior to extensive and detailed work on the working drawings. At this stage, financing mechanisms are refined. Applications for government subsidy programs are prepared for publicly supported projects.

The developer submits design development materials as requested by the BRA. The materials are reviewed by BRA staff and, if necessary, modifications are requested. A final environmental review is conducted and a final environmental impact assessment report may be required.

At this stage, the BRA Board acts on development proposals to recommend appropriate zoning actions to the Zoning Commission and Board of Appeal, and to designate or recommend developers for public property. The public is invited to comment on projects. Based on BRA staff analyses and public comments, the Board recommends appropriate actions to other government entities and/or grants final designation of developers for BRA property. The timing of BRA Board actions with respect to the final designation of developers may vary. If final designation precedes any aspect of review, the developer is nonetheless bound to complete all requirements prior to the BRA's approval of contract documents.

The Zoning Commission and Board of Appeal consider the BRA's recommendations in their decisions. The Board of Appeal may condition its approval of a requested zoning action on final design review by the BRA. (Zoning Procedures, a booklet which complements this one, outlines the stages of zoning review.)

Step Four: CONTRACT DOCUMENTS

Prior to the issuance of a building permit by the Inspectional Services Department, the BRA reviews final working drawings and the selection of all building materials visible to the public. This review is intended to secure final agreement on and approval of the contract documents and the complete proposal.

During preparation of the contract documents, it is the developer's responsibility to notify the Authority and secure its approval of all changes from the approved design development drawings that are contemplated for site improvements, exterior facades, roofscape and interior public spaces. Progress drawings representing 50% completion of the contract documents may be required for review by the Authority.

Once contract documents have been approved and construction has begun, the only items subject to additional review will be requests for change orders in the construction. The developer must request permission to make changes from approved drawings, which may not be undertaken

until such approval has been obtained. Site visits may be conducted to ensure construction of the project is in accordance with the contract documents. After review of the project by BRA staff, a certificate of completion will be approved by the Board, certifying that the project has been completed according to the terms of the Authority's tentative and final designations.

BRA REVIEW AUTHORITY

A project may require BRA review for three reasons: a request for a building or occupancy permit that requires zoning relief, the use of financing mechanisms or the leasing or disposition of public property. One or more of these reasons may be applicable to an individual project and will initiate review by the Authority.

1. ZONING REVIEW

Zoning review is initiated by a request for a building or occupancy permit. If the application complies with the Building and Zoning Codes and with other city requirements, a permit is issued. If a project plan does not comply with the Zoning Code, permission to deviate from the Code may be sought by an exception, variance, conditional use permit, or special zoning designation. Following BRA staff review and Board recommendation, the Board of Appeal holds a public hearing and the zoning variance or conditional use permit may be approved.

Zoning Variances and Conditional Use Permits

To obtain a variance an applicant must demonstrate that special circumstances exist which make a property different from others in the district. The Zoning Code specifies which uses are conditional, as opposed to those which are specifically allowed or forbidden in a district. The applicant obtains a conditional use permit by demonstrating that the proposed use is suitable for its location and will not have a detrimental effect on the surrounding areas.

Special Zoning Designations

The Zoning Code defines several categories of special purpose overlay districts which include Planned Development Areas (PDAs) and Urban Renewal Areas (URAs) and Interim Planning Overlay Districts (IPODs). In these districts, the regulations specified for the base district apply, except when they are in conflict with the special regulations for a particular overlay district which then requires a special zoning designation. Special zoning designations require a zoning amendment in addition to other procedures and can be sought for PDAs and URAs.

o Planned Development Areas

PDA designation may be obtained for a project on a site of at least one acre. To effectuate a PDA designation, the BRA must approve a development plan, the Zoning Commission must adopt a map amendment, and the Board of Appeal must grant exceptions to the Zoning Code.

o Urban Renewal Subdistricts

An urban renewal subdistrict designation is only allowed within an already approved urban renewal project area. It is available only after the BRA is assured the proposal's zoning map amendment conforms with the area's urban renewal plan and with the specific requirements for development of the particular subdistrict.

- o Interim Planning Overlay Districts

An Interim Planning Overlay District is a zoning mechanism used to control development while changes to the Zoning Code are being reviewed and debated. IPODs will prohibit the construction of new buildings inconsistent with the proposed Zoning Code changes.

The interim overlay zoning stays in place for only a limited time. If, during the interim period, the original zoning is changed, then the new zoning will control development at the end of the interim period. If no change occurs, the zoning reverts to the previously existing zoning.

Development Impact Projects

A request for a variance, conditional use permit, exception, and zoning map or text amendment triggers the need for Development Impact Project approval if the project is 100,000 square feet or more of commercial space. Developers of such projects are required to make a development impact payment to the Neighborhood Housing Trust or to contribute to the creation of low and moderate-income housing in the city.

Development Impact Project (DIP) Plans must be submitted to the BRA for staff review, and subsequently presented to the BRA Board at a public hearing. If the Board approves the plans, the developer enters into a Development Impact Project Exaction Agreement with the BRA. Under the requirements of the city's Zoning Code, the Board of Appeal and the Zoning Commission can not approve a project until the Authority certifies that a DIP Agreement has been executed.

2. REVIEW OF FINANCING MECHANISMS

The BRA has review authority for three types of financing mechanisms to be used to allow developments which provide public benefits to the city. These financing mechanisms include Chapter 121A, Commercial Area Revitalization Districts (CARDs), and Urban Development Action Grants (UDAGs).

Chapter 121A

Under M.G.L., Chapter 121A and Chapter 652 of the Acts of 1960, the BRA, with the approval of the Mayor, has the power to approve applications for the formation of non-profit, limited dividend or cooperative entities for the purpose of redevelopment in a blighted, open, decadent or substandard area. Chapter 121A essentially offers a tax incentive to build in a blighted area.

Chapter 121A provides for 15 years exemption from taxation on real and personal property. The corporation instead pays a Section 10 excise tax of 5 percent of gross income and \$10 per \$1000 of fair cash valuation to the Commonwealth of Massachusetts. Section 6A payments agreed upon by the corporation and the city are paid directly to the city. Following a BRA staff review, public hearing, and BRA Board approval, the application goes to the Mayor for approval.

Commercial Area Revitalization District

The BRA is responsible for administering the state-assisted grant program, Commercial Area Revitalization District (CARD). Through the CARD program, economic development incentives are made available to commercial and industrial enterprises for development projects and the leasing of new facilities.

To be eligible, a development project or leasing program must be located in a CARD. A CARD may be located in either neighborhoods or the downtown core. The incentives for commercial enterprises to locate in a CARD include below market interest rate Industrial Revenue Bonds, mortgage insurance on a portion of the total project financing, and a net income deduction and tax credit to be applied to state corporate excise taxes which are owed by a commercial enterprise certified as an eligible business facility by the State Job Incentive Bureau.

As the city planning agency, the BRA conducts a financial analysis to determine if the project requires an Industrial Revenue Bond to be economically feasible and if it fits into the CARD plan. Following staff review and approval, a letter of approval is sent to the Boston Industrial Development Finance Agency which issues and approves the Industrial Revenue Bond.

Urban Development Action Grants

An Urban Development Action Grants (UDAG) is a financing mechanism which assist developments requiring public assistance by supplementing the private investment. UDAGs are primarily used for leveraging private investment and job creation. To be eligible for a UDAG, the project must have definitive financial commitment by a private investor and must include housing and community development or economic activity. City of Boston policy stipulates that UDAG funds are made as loans rather than grants. The loan repayments are used for neighborhood economic development projects throughout the city.

The BRA plays a strong role in UDAGs in design and environmental review and the preparation of the UDAG proposal. The City Council gives final approval, prior to the Department of Housing and Urban Development submission.

3. REVIEW FOR THE LEASING AND DISPOSITION OF PUBLIC PROPERTY

The selling or leasing of public property may initiate development review by the BRA. For certain BRA and city-owned parcels, the BRA prepares developer kits which outline design and development guidelines. To formulate guidelines for some parcels, the BRA seeks the assistance of community groups and the Boston Society of Architects. The BRA then makes a request for proposals and reviews the submissions received. A tentative designation is recommended for the most appropriate proposal. The proposal is then subject to the extensive review process described on pages 2-4, similar to that of privately-initiated projects. At its completion, the developer is granted final designation.

MASS. ENVIRONMENTAL POLICY ACT
REVIEW AUTHORITY

The Massachusetts Environmental Policy Act (MEPA) requires the review and evaluation of projects to describe their environmental impact, and establishes a process for determining when Environmental Impact Reports (EIRs) are required. MEPA applies to projects directly undertaken by a state agency (including leases and transfers of property undertaken by an agency) and to privately-initiated projects requiring an agency permit or receiving financial assistance from an agency. Because the BRA is a redevelopment authority created by the Legislature, it falls under the jurisdiction of MEPA. Where the BRA acts only as the planning department for the city, such as in zoning matters and the disposition of city-owned land, MEPA does not apply.

Regulations implementing MEPA were promulgated by the Executive Office of Environmental Affairs (EOEA), which is also responsible for determining whether a project requires an EIR. These regulations establish a process whereby, for non-exempt projects, an Environmental Notification Form (ENF) is required to be filed with EOEA for public and agency review as the preliminary step in determining the need for an EIR. For activities or actions undertaken by an agency, the preparation of the ENF (and of the EIR, if subsequently required) is the responsibility of the agency itself. For private projects seeking state or BRA financial assistance or a permit (e.g., Chapter 121A approval), the project proponent is responsible for preparing the required documents.

In addition to describing the environmental review process, the MEPA regulations also establish categories of projects which automatically require the preparation of an EIR (categorical inclusions) and which are automatically excluded from filing an ENF (categorical exclusions). Specific rules of application are included in the regulations.

With respect to timing, the public/agency review period for ENF's is 20 days following publication in EOEA's Environmental Monitor of a notice of submission and availability of an ENF. Notices are published twice monthly, on approximately the 7th and the 21st of the month. The Secretary of Environmental Affairs then has 10 days in which to issue a certificate stating whether or not an EIR is required.

If an EIR is required, the process involves the preparation and circulation for review of a Draft EIR (the public/agency review period is 30 days following EOEA notice of availability of the EIR, with seven additional days for the Secretary to issue a statement on the adequacy of the Draft), preparation of the Final EIR responding to comments on the Draft, and circulation of the Final (again, a 30-day review period followed by seven days for the Secretary to issue a statement regarding the adequacy of the Final and its compliance with MEPA). Normally, the EIR process from beginning of the preparation of the EIR to final approval takes five to six months and considerably longer for major and complicated projects. The minimum time would be at least four months.

SUBMISSION REQUIREMENTS

Following is a comprehensive list of submission requirements. Developers of large projects, typically those greater than 100,000 square feet in size, would be required to provide much of this information. Smaller proposals would provide only the information appropriate to their context and complexity, as defined by the BRA. Financing mechanisms, such as Chapter 121A, CARD, and UDAG programs, have additional requirements which are defined in other booklets.

In addition to full-size scale drawings, 3 copies of a bound booklet containing all submission materials reduced to size 8½ x 11, except where otherwise specified, are required.

I. Applicant Information

A. Development Team

1. Names

- a. Developer (including description of development or Chapter 121A entity)
- b. Attorney
- c. Project consultants

2. Business address and telephone number for each

3. Designated contact for each

4. Description of current or formerly-owned developments in Boston

B. Legal Information

1. Legal judgements or actions pending concerning the proposed project

2. History of tax arrears on property owned in Boston by development team

3. Property Title Report including current ownership and purchase options of all parcels in the development site

II. Financial Information

A. Full disclosure of names and addresses of all financially involved participants and bank references

B. Nature of agreements for securing parcels not owned by prospective developer

C. Development Costs

1. Cost of land and buildings
2. Estimated hard construction cost, including demolition and site preparation
3. Estimated soft costs, including: professional fees, financing fees, construction loan interest, real estate taxes, and all other costs necessary to carry the project through the construction period
4. Estimated contingency amount

D. Operation

1. Anticipated income from rent or sales, including vacancy allowances
 2. Anticipated operating expenses
 3. Estimated real estate taxes including expected valuation
 4. Anticipated financing structure, including any equity (including plans for syndication), mortgages, and terms of debt service
 5. All preceding information for the first six years of operation, or until property is expected to be refinanced or sold
 6. Depreciation and all other deductions indicating cash flow and returns for first six years on an after-tax basis
- E. Additional financial information pertinent to Chapter 121A, CARD, and UDAG applications

III. Project Area

- A. Description of metes and bounds of project area
- B. For Chapter 121A, CARD, UDAG, statements of fact establishing the need and rationale for such a designation (as required in their procedures)

IV. Relocation Information

- A. Statement by applicant concerning applicability to project of any Federal or State Relocation Regulations, and Citation of Regulations believed applicable

- B. If Chapter 121A, 121B or Chapter 79A is applicable then a statement is required that relocation information and relocation plan will be submitted under separate cover in accordance with Chapter 121A, 121B or Chapter 79A requirements.
- C. For projects not covered by federal or state programs containing relocation regulations, the following information:
 - 1. Number of units in building(s) to be demolished or vacated
 - 2. Number of occupied units, by type, per building
 - 3. Tenure of occupants (owner/tenant/sub-tenant)
 - 4. Name and address of each occupant (owner or prime tenant)
 - 5. Information on size and monthly costs:
 - a. Residential unit - number of rooms, bedrooms, and monthly rent, indicating included utilities
 - b. Non-residential - gross square feet of area, number of floors, including ground floors and monthly rent, indicating included utilities
 - 6. Length of occupancy of current occupant in unit (and building if greater)
 - 7. Estimate of the total number of small businesses
 - 8. Number, if any, of minority households or businesses displaced
 - 9. Net increase or decrease in number of units:
 - a. Total number of housing units proposed
 - b. Reduction in rent controlled units

V. Project Design

A. Phase I Submission: Project Schematics

- 1. Written description of program elements and space allocation for each element
- 2. Neighborhood plan and sections at an appropriate scale (1" = 50' or larger) showing relationships of the proposed project to the neighborhood's:
 - a. massing
 - b. building height
 - c. scaling elements

- d. open space
 - e. major topographic features
 - f. pedestrian and vehicular circulation
 - g. land use
3. Black and white 8"x10" photographs of the site and neighborhood
 4. Sketches and diagrams to clarify design issues and massing options
 5. Eye-level perspective (reproducible line drawings) showing the proposal in the context of the surrounding area
 6. Aerial views of the project
 7. Site sections at 1" = 20' or larger showing relationships to adjacent buildings and spaces
 8. Site plan at an appropriate scale (1" = 20' or larger) showing:
 - a. General relationships of proposed and existing adjacent buildings and open space
 - b. Open spaces defined by buildings on adjacent parcels and across streets
 - c. General location of pedestrian ways, driveways, parking, service areas, streets, and major landscape features
 - d. Pedestrian, handicapped, vehicular and service access and flow through the parcel and to adjacent areas
 - e. Survey information, such as existing elevations, bench-marks, and utilities
 - f. Phasing possibilities
 - g. Construction limits
 9. Massing model at 1" = 100' for use in the Authority's downtown base model.
 10. Drawings at an appropriate scale (e.g., 1" = 8') describing architectural massing, facade design and proposed materials including:
 - a. Building and site improvement plans
 - b. Elevations in the context of the surrounding area
 - c. Sections showing organization of functions and spaces

11. Preliminary building plans showing ground floor and typical upper floor(s)
12. Proposed schedule for submission of design development materials

B. Phase II Submission: Design Development

1. Revised written description of project
2. Revised site sections
3. Revised site plan showing:
 - a. Relationship of the proposed building and open space to existing adjacent buildings, open spaces, streets, and buildings and open spaces across streets
 - b. Proposed site improvements and amenities including paving, landscaping, lighting and street furniture
 - c. Building and site dimensions, including setbacks and other dimensions subject to zoning requirements
 - d. Any site improvements or areas proposed to be developed by some other party (including identification of responsible party)
 - e. Proposed site grading, including typical existing and proposed grades at parcel lines
4. Dimensioned drawings at an appropriate scale (e.g., 1" = 8') developed from approved schematic design drawings which reflect the impact of proposed structural and mechanical systems on the appearance of exterior facades, interior public spaces, and roofscape including:
 - a. Building plans
 - b. Preliminary structural drawings
 - c. Preliminary mechanical drawings
 - d. Sections
 - e. Elevations showing the project in the context of the surrounding area as required by the Authority to illustrate relationships or character, scale and materials
5. Large-scale (e.g., 3/4" = 1'-0") typical exterior wall sections, elevations and details sufficient to describe specific architectural components and methods of their assembly
6. Outline specifications of all materials for site improvements, exterior facades, roofscape, and interior public spaces

7. A study model at an appropriate scale (e.g., 1" = 16', or as determined after review of schematic design) showing refinements of facade design
8. Eye-level perspective drawings showing the project in the context of the surrounding area
9. Samples of all proposed exterior materials
10. Complete photo documentation (35 mm color slides) of above components including major changes from initial submission to project approval

C. Phase III Submission: Contract Documents

1. Final written description of project
2. A site plan showing all site development and landscape details for lighting, paving, planting, street furniture, utilities, grading, drainage, access, service, and parking
3. Complete architectural and engineering drawings and specifications
4. Full-size assemblies (at the project site) of exterior materials and details of construction
5. Eye-level perspective drawings or presentation model that accurately represents the project, and a rendered site plan showing all adjacent existing and proposed structures, streets and site improvements
6. Site and building plan at 1" = 100' for Authority's use in updating its 1" = 100' photogrammetric map sheets

D. Phase IV Submission: Construction Inspection

1. All contract addenda, proposed change orders, and other modifications and revisions of approved contract documents which affect site improvements, exterior facades, roofscape, and interior public spaces shall be submitted to the Authority prior to taking effect.
2. Shop drawings of architectural components which differ from or were not fully described in contract documents

VI. BRA Environmental Impact Assessment

Whether or not a project comes within the purview of the Massachusetts Environmental Policy Act review requirements, the BRA may request all or several of the environmental analyses listed below. The extent of analyses required depends on the size, location, and complexity of the project.

A. Transportation/Traffic

1. Parking

- a. Number of spaces provided indicating public and private allocation
- b. Reduction in parking from previous use of site
- c. Proposal's impact on demand for parking
- d. Parking plan, including layout, access, and size of spaces
- e. Evidence of compliance with City of Boston parking freeze requirements
- f. Description of measures to reduce parking demand

2. Loading

- a. Number of docks
- b. Location and dimension of docks

3. Access

- a. Size and maneuvering space on-site or in public right-of-way
- b. Access, curb cuts, and/or sidewalk changes required

4. Vehicular Traffic

- a. Project vehicular traffic demand and generation (daily and peak-hours) and distribution
- b. Circulation and access impacts on the local and regional street system and local intersections (traffic impact area), including capacity and level-of-service analyses
- c. Modal split and vehicle occupancy analysis

5. Public Transportation

- a. Location and availability of public transportation facilities
- b. Usage and capacity of existing system
- c. Peak-hour demand and capacity analysis
- d. Measures to encourage use of public transportation

6. Pedestrian Circulation
 - a. Demand and capacity analysis on project area sidewalks
 - b. Connections to public transportation station stops
 - c. Effect on pedestrian flows of project parking and servicing entrances and exits
- B. Wind (Information is required during the schematic design stage for build and no-build conditions.)
 1. Wind tunnel testing will be required for:
 - a. Any building higher than 150 feet
 - b. Any building 100 feet high and two times higher than the adjacent buildings
 - c. Other buildings which fall below these thresholds, but because of their context and particular circumstances would require wind tunnel testing
 2. Wind tunnel testing is to be conducted in two stages - Stage I Erosion Study and Stage II Hot Wire Testing. An erosion study (or equivalent methodology) must be conducted to determine potential problem areas and to identify appropriate placement of sensors for hot wire testing.
 3. Wind tunnel testing should be conducted according to the following criteria:
 - a. Results of wind tunnel testing should be consistently presented in miles per hour (mph).
 - b. Velocities should be measured at a scale equivalent to 4.5 to 5.0 feet above ground level.
 - c. The instrument should have a frequency response that is flat to 100 hertz and filters out any higher frequency (hot wire testing).
 - d. The expected one and two percent occurrence of hourly average, effective gust, and peak gust velocities should be reported (hot wire testing).
 - e. Erosion study data shall be presented in tabular form and graphically through photographs showing changes between build and no-build conditions.
 1. Wind directions from the sixteen compass points shall be used noting the percent or probability of occurrence of each direction on an annual basis.

2. Wind velocities for each direction shall include the intervals: 0-15 mph and every 5 mph interval from 15 to 40 mph inclusive.
 - f. Hot wire data shall be presented both in tabular form and graphically on a map to indicate velocity changes between build and no-build conditions.
 1. The effective gust velocity can be computed by the formula: average hourly velocity plus $1.5 \times \text{root mean square (rms) variations about the average}$.
- C. Shadow (Information should be provided during the schematic design stage.)
1. Shadow analysis plans should be submitted at a scale of $1' = 40'$ and $1'' = 100'$.
 2. Shadow impact analysis must include net new shadows as well as existing shadows.
 3. Initial shadow analyses must include shadow impacts for build and no-build conditions for the hours 9:00 a.m., 12:00 noon, and 3:00 p.m. conducted for four periods of the year at the vernal equinox, autumnal equinox, winter solstice, and summer solstice.
 4. Shadow analyses also are to be conducted at 10:00 a.m., 11:00 a.m., 12:00 noon, 1:00 p.m., and 2:00 p.m. on October 21 and November 21, and must show the incremental effects of the proposed massing on proposed or existing public spaces including major pedestrian areas.
 5. Additional shadow analyses may be required depending on the particular physical characteristics of the site including its solar orientation relative to public open spaces, pedestrian patterns and street patterns, and existing shadows in the area.
- D. Daylight (Information should be provided during the schematic design stage.)
1. Daylight analysis for build and no-build should be conducted by measuring the percentage of skydome that is obstructed by a building.
 - a. Specific technique and graphic methodologies required for determining percent of obstructed skydome will be provided by the BRA.
- E. Excavation and Landfill
1. Written description including amount and method of excavation, dredging and filling proposed, and the existence of blasting and pile driving

2. Analysis of sub-soil conditions, potential for ground movement and settlement during excavation, and impact on adjacent buildings and utility lines

F. Groundwater

1. List of measures used to ensure the groundwater levels will not be lowered during or after construction, if applicable
2. Engineering analysis of the impact of development on groundwater, surrounding structures, wooden piles and foundations

G. Solid and Hazardous Wastes/Materials

1. A list of any known or potential contaminants on site together with evidence of the recording with the Registry of Deeds of the disposal of hazardous wastes on the site, pursuant to the M.G.L., Chapter 21C, if applicable
2. Possible hazardous wastes generated
3. Existence of buried gas tanks on site
4. Estimate of potential trash generation and plans for disposal

H. Noise

1. Where appropriate, noise analyses to determine compliance with City of Boston regulations and applicable state and federal guidelines

I. Flood Hazard Zone/Wetlands

1. Where appropriate, determination of whether or not proposal falls within a Federal Flood Hazard Zone or requires a Wetlands Permit
2. If applicable, description of measures to minimize potential flood damage and to comply with city and federal flood hazard regulations and any Order of Conditions issued by the Boston Conservation Commission

J. Construction Impacts

1. Description of construction staging areas
2. Availability of construction worker parking
3. Potential dust generation and mitigation measures to control dust emissions
4. Permits from Air Pollution Control Commission for sand blasting, if appropriate

5. Potential noise impact and measures to minimize noise levels
6. Truck traffic and access routes
7. Pedestrian safety

K. Historical Landmarks

1. Description of the project site location in proximity to a National or Massachusetts Register site or district or Landmark designated by the Boston Landmarks Commission
2. Possible effects to the National or Massachusetts Register site or district or a Landmark designated by the Boston Landmarks Commission

L. Air Quality

1. Impact on local air quality from additional traffic generated by the project, including identification of any location projected to exceed national or Massachusetts air quality standards
2. Estimation of emissions from any parking garage constructed as part of the project
3. Description and location of building/garage air intake and exhaust systems and evaluation of impact on pedestrians

M. Utility Systems

1. Estimated water consumption and sewage generation from the project
2. Description of the capacity and adequacy of water and sewer systems and an evaluation of the impacts of the project on these systems
3. Identification of measures to conserve resources, including any provisions for recycling

N. Energy

1. Description of energy requirements of the project and evaluation of project impacts on resources and supply
2. Description of measures to conserve energy usage and consideration of feasibility of including solar energy provisions

O. Water Quality

1. Description of impacts of the project on the water quality of Boston Harbor or other water bodies that could be affected by the project, if applicable

2. Description of mitigation measures to reduce or eliminate impacts on water quality

P. Solar Glare

1. Analysis of solar glare impact and solar heat gain analysis, if applicable

VII. Public Benefits

A. Employment plan including:

1. Estimated number of construction jobs
2. Estimated number of permanent jobs
3. Future tenant profile
4. Resident, minority and women hiring plan

B. Tax revenues, including existing annual taxes on property, estimated future annual taxes, and change in tax revenue

C. Chapter 121A payment

D. Purchase price for publicly-owned property

E. Development Impact Project Exaction

1. Housing Creation Exaction or Housing Payment Exaction

F. Child Care Plan

G. Other benefits

VIII. Regulatory Controls and Permits

A. Existing zoning requirements, calculations, and any anticipated zoning requests

B. Anticipated permits required from other local, state, and federal entities with a proposed application schedule

C. Employment contract compliance

D. For structures in National or Massachusetts Register Districts or sites individually listed on the National or Massachusetts Register of Historic Places, duplicates of parts I and II of the certification documents and applicable correspondence and permits

E. For projects requiring compliance with the Massachusetts Environmental Policy Act (MEPA), copies of the Environmental Notification Form, Certificate of the Secretary of Environmental Affairs, and Environmental Impact Report, if required

F. Other applicable environmental documentation

IX. Community Groups

- A. Names and addresses of project area owners, displacees, abutters, and also any community groups which, in the opinion of the applicant, may be substantially interested in or affected by the proposed project
- B. A list of meetings proposed and held with interested parties

FEES

The following is a list of fees for development projects. Most fees are not refundable except fees for reviewing developers' proposals for public parcels, which are partially refundable to unsuccessful applicants.

Bid Documents

o Site Preparation Contracts	\$ 100
o Property Management Contracts	\$ 100
o Operation of Parking Lots	\$ 100
o Rehabilitation Documents	\$ 100
o Demolition Contracts*	\$ 100

Chapter 121A Fees

o Application	\$ 5,000
o Amendments of application requiring a hearing and report	\$ 3,500
o Amendments of any kind not requiring a hearing	\$ 2,500

CARD Project Review Fees \$ 2,500

Developer Kits

\$ 0-100
(varies depending on
size of site and
proposed development)

Developer Proposal Fees

\$ 0-7,500
(varies depending
on site)

Zoning Commission Fees

o Annual subscription to Zoning Code Amendments	\$ 10
o Annual subscription to Zoning Code Amended Pages	\$ 10
o Zoning Code Text or Map Amendment Application	\$ 225
(Advertising costs will also be paid by proponent and will vary accord- ing to length of ad)	

Note: Fees for zoning and building code variances and appeals are paid directly to the Board of Appeal.

*Refundable

APPENDIX C



CITY OF BOSTON • MASSACHUSETTS

OFFICE OF THE MAYOR
RAYMOND L. FLYNN

EXECUTIVE ORDER

EXTENDING THE BOSTON RESIDENTS JOB POLICY

WHEREAS there is a need to ensure that Boston residents receive maximum benefits from the growing private economy of their city, involving the economic resurgency encompassing office, hotel, retail, institutional and unsubsidized residential development;

WHEREAS there is a high rate of unemployment in the City of Boston, among both white and minority residents;

WHEREAS Black, Hispanic, Asian and Native American residents of the City of Boston, as well as female residents have historically been systematically excluded from the construction trades and unions in the City of Boston and such exclusion can and does exacerbate racial and gender tensions as a result of the competition for scarce construction jobs;

WHEREAS the effect of this high level of unemployment has a serious, substantial and deleterious effect for all the neighborhoods of the City of Boston, resulting in the physical deterioration of neighborhoods, vandalism, and crime;

WHEREAS procedures have been outlined to establish a balance between new large scale real estate developments and the needs of low and moderate income residents of the City of Boston, which procedures provide for the establishment of a Development Impact Project Plan and the execution of a Development Impact Agreement to ensure that developments which afford this opportunity for growth also provide a linkage payment for the production of low and moderate income housing in the city's neighborhoods;

WHEREAS in addition to the foregoing, it is appropriate for the City to ensure that each major private development which encompasses office, hotel, retail, institutional or unsubsidized residential development, has a Boston Residents Construction Employment Plan to ensure employment for Boston residents, minorities and women;

THEREFORE, I do hereby order that the following policy shall take effect as of July 12, 1985:

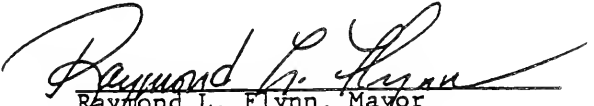
On any new private project or substantial rehabilitation project encompassing office, hotel, retail, institutional or unsubsidized residential development, to which there is a requirement of a Development Impact Project Plan, and to which a Building Permit has not already been issued, that there also be the requirement that the developer submit a Boston Residents Construction Employment Plan to the Boston Redevelopment Authority, which plan shall set forth in detail the developer's

plans to ensure that on a craft by craft basis, the following Boston Residents Construction Employment Standards are met:

- (1) at least 50 percent of the total employee workhours in each trade shall be by bona fide Boston residents;
- (2) at least 25 percent of the total employee work-hours in each trade shall be by minorities; and
- (3) at least 10 percent of the total employee work-hours in each trade shall be by women.

That plan shall further contain provisions for monitoring, compliance, and sanctions. The Commissioner of Inspectional Services shall not issue any building or use permit with respect to any building, structure, or land which requires a Development Impact Project Plan unless the Director of the Boston Redevelopment Authority has certified on the application for a building or use permit and on each Development Impact Project Plan that the project is consistent with the Boston Redevelopment Authority approved Boston Residents Construction Employment Standards as specified above for said project.

Date: July 12, 1985 .


Raymond L. Flynn, Mayor

APPENDIX D

ARTICLE 8

REGULATION OF USES

SECTION 8-1. Uses Regulated by Districts. In each district the use of land and structures is hereby regulated as provided in the following sections.

SECTION 8-2. Allowed Uses. No land or structure in any district shall be erected, used, or arranged or designed to be used, in whole or in part, for any use except under the provisions of Section 8-3 and Article 6, unless such use is specified in the use item column of Table A of Section 8-7, and the letter "A" is set against such use in the column headed by the designation of such district. Any use so marked shall be allowed as a matter of right, subject only to the requirements set forth in the use item column.

§SECTION 8-3. Conditioned Uses. No land or structure in any district shall be erected, used, or arranged or designed to be used, in whole or in part, for any use under the provisions of Article 6 unless such use is specified in the use item column of Table A of Section 8-7, and the letter "C" is set against such use in the column headed by the designation of such district. The granting of a permit for any use so marked may be authorized conditionally by the Board of Appeal acting under the provisions of Article 6, subject to the requirements set forth in the use item column. The continued right to a conditional use is dependent upon maintaining the character and extent of operations and structures.

(§As amended on April 11, 1979)

SECTION 8-4. Forbidden Uses. No land or structure in any district shall be erected, used, or arranged or designed to be used, in whole or in part, for any use specified in the use item column of Table A of Section 8-7 if the letter "F" is set against such use in the column headed by the designation of such district, except for such nonconforming uses as may be allowed to be continued under the provisions of Article 9.

SECTION 8-5. Uses Subject to Other Regulations. Allowed and conditional uses shall be subject, in addition to use regulations of height, area, yard, setback, lot size and area, lot width, and building bulk, to such provisions for off-street parking and loading, and to such other provisions as are specified in other sections of this code.

‡SECTION 8-6. **Pre-Existing Conditional Uses.** Any use existing on the effective date of this code which this code classifies as a conditional use in the district in which the land occupied by the use is located, and also any use existing on the effective date of any amendment of this code which such amendment so classifies, shall be deemed to have been authorized as a conditional use subject to maintaining the character and extent of operations and structures existing on the effective date of this code or of such amendment, as the case may be. Any application for a change in use or an increase in the area devoted to such use shall be subject to the provisions of Article 6, but no conditional use permit shall be required for the replacement of gross floor area lost by fire or other casualty.

(‡As amended on January 8, 1982)

SECTION 8-7. Use Regulations. No land or structure shall be erected, used, or arranged or designed to be used, in whole or in part, except in conformity with the following table:

TABLE A: USE REGULATIONS

‡Key:	Residential	Business	Industrial	Status
S =	Single	L = Local	M = Restricted	A = Allowed
R =	General	B = General	I = General	C = Conditional
H =	Apartment		W = Waterfront	F = Forbidden

ID = Institutional District. See Section 3-1A for specific regulations.

(‡As amended on April 11, 1979)

NO.	USE ITEM	District								
		S	R	H	L	B	M	I	W	
	SINGLE FAMILY DWELLINGS									
1	Detached dwelling, occupied by not more than one family	A	A	A	A	A	F	F	F	

		District							
NO.	USE ITEM	S	R	H	L	B	M	I	W
2	Semi-detached dwelling occupied by not more than one family on each side of a party wall	F	A	A	A	A	F	F	F
3	Attached or row house occupied by not more than one family in each structure between fire walls	F	A	A	A	A	F	F	F

ARTICLE 8

REGULATION OF USES

SECTION 8-1. Uses Regulated by Districts. In each district the use of land and structures is hereby regulated as provided in the following sections.

SECTION 8-2. Allowed Uses. No land or structure in any district shall be erected, used, or arranged or designed to be used, in whole or in part, for any use except under the provisions of Section 8-3 and Article 6, unless such use is specified in the use item column of Table A of Section 8-7, and the letter "A" is set against such use in the column headed by the designation of such district. Any use so marked shall be allowed as a matter of right, subject only to the requirements set forth in the use item column.

§SECTION 8-3. Conditioned Uses. No land or structure in any district shall be erected, used, or arranged or designed to be used, in whole or in part, for any use under the provisions of Article 6 unless such use is specified in the use item column of Table A of Section 8-7, and the letter "C" is set against such use in the column headed by the designation of such district. The granting of a permit for any use so marked may be authorized conditionally by the Board of Appeal acting under the provisions of Article 6, subject to the requirements set forth in the use item column. The continued right to a conditional use is dependent upon maintaining the character and extent of operations and structures.

(§As amended on April 11, 1979)

SECTION 8-4. Forbidden Uses. No land or structure in any district shall be erected, used, or arranged or designed to be used, in whole or in part, for any use specified in the use item column of Table A of Section 8-7 if the letter "F" is set against such use in the column headed by the designation of such district, except for such nonconforming uses as may be allowed to be continued under the provisions of Article 9.

SECTION 8-5. Uses Subject to Other Regulations. Allowed and conditional uses shall be subject, in addition to use regulations of height, area, yard, setback, lot size and area, lot width, and building bulk, to such provisions for off-street parking and loading, and to such other provisions as are specified in other sections of this code.

TWO-FAMILY DWELLINGS

4	Detached dwelling occupied by not more than two families	F	A	A	A	A	F	F	F
5	Semi-detached dwelling occupied by not more than two families on each side of a party wall	F	A	A	A	A	F	F	F
6	Attached or row house occupied by not more than two families in each structure between fire walls	F	A	A	A	A	F	F	F

District

NO.	USE ITEM	S	R	H	L	B	M	I	W
MULTI-FAMILY DWELLINGS									
7	Building or group of buildings for occupancy by three or more families in separate dwelling units including apartment hotel without accessory uses specified in Use Item No. 78	F	#	A	A	A	C	F	C

CONVERSION OF DWELLING STRUCTURES

±8	Any dwelling converted for more families	F	A*	A*	A*	A*	C†	F	C†
			C†	C†	C†	C†			

*Where structures after conversion will conform to this code.

†Provided that after conversion, the lot area per dwelling unit, the

meet not less than one-half the requirements of this code and that after conversion any nonconformity as to floor area ratio and yard dimension is no greater than prior to conversion.

(‡As amended on April 14, 1967, and April 11, 1979)

‡17 ID	Day care center; nursery school; kindergarten.....	C	C +	A*	A	A	A	A	C
-----------	---	---	-----	----	---	---	---	---	---

+ Except A in an R-8 district, provided that the facility accommodates no more than 60 children and the use is accessory to Use Item 16, 16A, 20, 21, 27, 28, or 29; otherwise C.

*Provided that the facility accommodates no more than 60 children; otherwise conditional; and except C in H-2-65 and H-3-65 regardless of the number of children accommodated.

(‡As amended on March 20, 1972, June 7 and October 22, 1974, October 19, 1978, April 11, 1979, and October 31, 1980)

‡34	Store primarily serving the local retail business needs of the residents of the neighborhood, but not constituting a business as described in Use Item No. 34A, including, but not limited to, store retailing one or more of the following: food, baked goods, groceries, packaged alcoholic beverages, drugs, tobacco products, clothing, dry goods, books, flowers, paint, hardware and minor household appliances	F	F	F	A*	A +	A	A	C
-----	---	---	---	---	----	-----	---	---	---

*Except C if the hours during which such establishment is open to the public begin before 6 A.M. or extend beyond 12 midnight, or if such merchandise is sold or displayed out of doors on the premises of such store.

+ Except C if merchandise is sold or displayed out of doors on the premises of such store.

(‡As amended on May 26, 1972, June 7, 1978, and October 14, 1981)

NO.	USE ITEM	District							
		S	R	H	L	B	M	I	W
	EATING PLACES AND ENTERTAINMENT								
‡37	Lunch room, restaurant, cafeteria or other place for the service or sale of food or drink for on-premises consumption, provided that there is no dancing nor entertainment other than phonograph, radio and television, and that neither food nor drink is served to, or consumed by, persons while seated in motor vehicles	F	F	F	A*	A*	A	A	C
	*Except C in L-2-65, B-3-65 and B-10-155. (‡As amended on August 12, 1971, February 10, 1972, June 7, 1974, October 22, 1974, and October 31, 1980)								
‡39	Office of accountant, architect, attorney, dentist, physician, or other professional person, not accessory to a main use	F	F	C*	A	A	A	A	C
	*Except F in H-2-65 and H-3-65; C in H-1, H-1-40, H-1-50, H-2, H-2-45 or H-3 only if it is within two hundred feet of an H-4, H-5, L, B, M, I or W district. (‡As amended on February 17, 1971, March 20, 1972, July 9, 1973, October 19, 1978, February 28, 1979, October 31, 1980, and June 16, 1982)								
‡39A	Clinic not accessory to a main use	F	F	C*	A†	A†	A	A	C
	*Provided that if in an H-1, H-1-40, H-1-50, H-2, H-2-45, H-2-65 or H-3 district, it is within two hundred feet of an H-3-65, H-4, H-5, L, B, M, I or W district. †Except C in L-2-65 and B-3-65. (‡As amended on October 19, 1978, February 28, 1979, October 31, 1980, and June 16, 1982)								

RESIDENCE DISTRICTS

LOCAL BUSINESS DISTRICTS

†TABLE B: DIMENSIONAL REGULATIONS

DISTRICT	TYPE OF USE	LOT SIZE minimum sq. ft.	LOT AREA minimum sq. ft. for each add'l dwelling unit	LOT WIDTH minimum feet	FLOOR AREA RATIO maximum (1)	HEIGHT OF BUILDINGS stories maximum	USABLE OPEN SPACE minimum sq. ft. per dwelling unit	FRONT YARD minimum depth feet (14)	SIDE YARD minimum width feet	REAR YARD minimum depth feet	SETBACK OF PARALLEL minimum distance from lot line	BLANK YARD maximum % occup. by accessory buildings
S-1-3	1 family detached Other use	9,000 9,000	none 6,000	70 70	0.3 0.3	2½ 3½	none none	25 30	12 15	40 50	none none	25 20
S-1-5	1 family detached Other use	6,000 6,000	none 4,000	60 60	0.5 0.5	2½ 3½	none none	25 30	10 12	40 50	none none	25 20
R-1-5	1 & 2 fam detached Any other dwelling Other use	5,000 2 acres 5,000	3,000 3,000(2) 3,000	50 200 50	0.5 0.5 0.5	2½ 3½ 3½	none 1,000 none	20 25 25	10 10 10	40 40 40	none none none	25 20 20
R-1-8	1 & 2 family row Any other dwelling Other use	3,000 3,000 5,000	2,000 1,500 1,500	none 50 50	0.8 0.8 0.8	3 3 3	800 800 none	20 20 25	10 10 10	40 40 40	none none none	25 25 20
H-1-40	1 & 2 family row Any other dwelling Other use	2,000 5,000 5,000	1,500 1,000 1,000	none 50 50	1.0 1.0 1.0	4 4 4	400 400 none	20 20 25	(4) (4) (4)	30(6) 10 + 1/20(6) fur all uses	H + 1/6 fur all uses	25 25 25
H-1-50	1 & 2 family row Any other dwelling Other use	2,000 5,000 5,000	1,500 1,000 1,000	none 50 50	1.0 1.0 1.0	- - -	50(11) 400 none	20 20 25	(4) (4) (4)	30(6) 10 + 1/20(6) fur all uses	H + 1/6 fur all uses	25 25 25
H-1	1 & 2 family row Any other dwelling Other use	2,000 2,000 5,000	1,500 1,000 1,000	none 50 50	1.0 1.0 1.0	none none none	none none none	20 20 25	(4) (4) (4)	30(6) 10 + 1/20(6) fur all uses	H + 1/6 fur all uses	25 25 25
H-2-45	Any dwelling Other use	none none	none none	none none	2.0 2.0	- 45	150 none	20 20	(4) (4)	10 + 1/20(6) fur all uses	H + 1/6 fur all uses	30 30
H-2-65	Any dwelling Other use	none none	none none	none none	2.0 2.0	7 65	150 none	20 20	(4) (4)	10 + 1/20(6) fur all uses	H + 1/6 fur all uses	30 30
H-2	Any dwelling Other use	none none	none none	none none	2.0 2.0	none none	150 none	20 20	(4) (4)	10 + 1/20(6) fur all uses	H + 1/6 fur all uses	30 30
H-3-65	Any dwelling Other use	none none	none none	none none	3.0 3.0	- 65(5)	50 none	(10) (10)	(4) (4)	25% of lot depth all uses	H + 1/6 fur all uses	40 40
H-3	Any dwelling Other use	none none	none none	none none	3.0 3.0	none none	100 none	15 15	(4) (4)	10 + 1/20(6) fur all uses	H + 1/6 fur all uses	35 35
H-4	Any dwelling Other use	none none	none none	none none	4.0 4.0	none none	50 none	15 15	(4) (4)	10 + 1/20(6) fur all uses	H + 1/6 fur all uses	40 40
H-5	Any dwelling Other use	none none	none none	none none	5.0 5.0	none none	50 none	15 15	(4) (4)	10 + 1/20(6) fur all uses	H + 1/6 fur all uses	40 40

L-5	Any dwelling Other use	(3) none	(3) none	(3) none	0.5 0.5	2½ 3½	(3) none	(3) 15	(3) none(5)	(3) 20(7)	none none	- -
L-1	Any dwelling Other use	(3) none	(3) none	(3) none	1.0 1.0	3 35	(3) none	(3) 10	(3) none(5)	(3) 20(7)	none none	- -
L-2-65	Any dwelling Other use	(3) none	(3) none	(3) none	2.0 2.0	7 65	(3) none	(3) none	(3) none(5)	(3) 10 + 1/20(7)	H + 1/6 fur all uses	- -
L-2	Any dwelling Other use	(3) none	(3) none	(3) none	2.0 2.0	none none	(3) none	(3) none	(3) none(5)	(3) 10 + 1/20(7)	H + 1/6 fur all uses	- -

GENERAL BUSINESS DISTRICTS

B-1	Any dwelling Other use	(3) none	(3) none	(3) none	1.0 1.0	1 1	40 40	(1) none	(3) none	(3) none(5)	(1) $10 \times \frac{1}{20}(7)$	$\frac{H+L}{6}$ for all uses	-
B-2	Any dwelling Other use	(3) none	(3) none	(3) none	2.0 2.0	none none	none none	(3) none	(3) none	(3) none(5)	(1) $10 \times \frac{1}{20}(7)$	$\frac{H+L}{6}$ for all uses	-
B-3-65	Any dwelling Other use	none none	none none	none none	3.0 3.0	- -	65(9) 65(9)	50 none	(10) (10)	(3) none(5)	(1) $10 \times \frac{1}{20}(7)$	$\frac{H+L}{6}$ (9) for all uses	-
B-4	Any dwelling Other use	(3) none	(3) none	(3) none	4.0 4.0	none none	none none	(3) none	(3) none	(3) none(5)	(1) $10 \times \frac{1}{20}(7)$	$\frac{H+L}{6}$ for all uses	-
B-8-120	Any dwelling Other use	none none	none none	none none	8.0 8.0	- -	120 120	50 none	(10) (10)	(3) none(5)	20 $10 \times \frac{1}{20}(7)$	none for all uses	-
B-8	Any dwelling Other use	(3) none	(3) none	(3) none	8.0 8.0	none none	none(13) none(13)	(3) none	(3) none	(3) none(5)	(1) $10 \times \frac{1}{20}(7)$	$\frac{H+L}{6}$ for all uses	-
B-10-155	Any dwelling Other use	none none	none none	none none	10.0 10.0	- -	155(12) 155	50 none	(10) (10)	(3) none(5)	5 5	(12) none	-
B-10	Any dwelling Other use	(3) none	(3) none	(3) none	10.0 10.0	none none	none(13) none(13)	(3) none	(3) none	(3) none(5)	(1) $10 \times \frac{1}{20}(7)$	$\frac{H+L}{6}$ for all uses	-

INDUSTRIAL DISTRICTS

I-1	Any use	none	none	none	1.0	2½	35	none	20	(5)	20	$\frac{H+L}{6}$	-
I-2	Any use	none	none	none	2.0	none	none	none	none	(5)	12	$\frac{H+L}{6}$	-
I-4	Any use	none	none	none	4.0	none	none	none	none	(5)	12	$\frac{H+L}{6}$	-
I-8	Any use	none	none	none	8.0	none	none	none	none	(5)	12	$\frac{H+L}{6}$	-
I-2	Any use	none	none	none	2.0	none	none	none	none	(5)	12	$\frac{H+L}{6}$	-
I-2	Any use	none	none	none	2.0	none	none	none	none	(5)	12	$\frac{H+L}{6}$	-

Any L = Length of wall parallel (or within 45° of parallel) to lot line, measured parallel to lot line

H = Height of building above the height below which no setback is required

Li = Length of wall parallel (or within 45° of parallel) to lot line, measured parallel to lot line at greatest length above the height below which no setback is required

See Section 15.4 for cases where the maximum floor area ratio may be exceeded

(1) No additional lot area for first 30 dwelling units

(2) See Section 13.4

(3) Ten feet plus one twentieth of the length of the wall parallel (or within 45° of parallel) to the side lot line. See further Section 19.4

(4) See Section 18.5

(5) See Section 20.4

(6) See Section 20.5

(7) Deleted

(8) Deleted

(9) See Section 18.7 for regulations for pre-Coda structures

(10) 20 feet on east-west streets, none on north-south streets. A bay window, as defined in Section 2.1, may protrude into a front yard. Section 18.1 notwithstanding. See also Sections 18.1 and 18.2

(11) See Section 16.4

(12) See Section 18.5

(13) See Section 16.8 for height limits for buildings within 100 feet of streets that bound Boston Common and the Public Garden

(14) See also Section 18.2

GENERAL BUSINESS DISTRICTS

B-1	Any dwelling Other use	(3) none	(3) none	(3) none	1.0 1.0	1 1	40 40	(1) none	(3) none	(3) none(5)	(3) $10 \times \frac{1}{20}(7)$	$\frac{H+L}{6}$ for all uses	-
B-2	Any dwelling Other use	(3) none	(3) none	(3) none	2.0 2.0	none none	none none	(3) none	(3) none	(3) none(5)	(3) $10 \times \frac{1}{20}(7)$	$\frac{H+L}{6}$ for all uses	-
B-3-65	Any dwelling Other use	none none	none none	none none	3.0 3.0	- -	65(9) 65(9)	50 none	(10) none	(3) none(5)	(3) $10 \times \frac{1}{20}(7)$	$\frac{H+L}{6}$ for all uses	-
B-4	Any dwelling Other use	(3) none	(3) none	(3) none	4.0 4.0	none none	none none	(3) none	(3) none	(3) none(5)	(3) $10 \times \frac{1}{20}(7)$	$\frac{H+L}{6}$ for all uses	-
B-8-120	Any dwelling Other use	none none	none none	none none	8.0 8.0	- -	120 120	50 none	(10) none	(3) none(5)	20 $10 \times \frac{1}{20}(7)$	none for all uses	-
B-8	Any dwelling Other use	(3) none	(3) none	(3) none	8.0 8.0	none none	none(13) none(13)	(3) none	(3) none	(3) none(5)	(3) $10 \times \frac{1}{20}(7)$	$\frac{H+L}{6}$ for all uses	-
B-10-155	Any dwelling Other use	none none	none none	none none	10.0 10.0	- -	155(12) 155	50 none	(10) none	(3) none(5)	5 5	(12) none	-
B-10	Any dwelling Other use	(3) none	(3) none	(3) none	10.0 10.0	none none	none(13) none(13)	(3) none	(3) none	(3) none(5)	(3) $10 \times \frac{1}{20}(7)$	$\frac{H+L}{6}$ for all uses	-

INDUSTRIAL DISTRICTS

M-1	Any use	none	none	none	1.0	2½	35	none	20	(5)	20	$\frac{H+L}{6}$ for all uses	-
M-2	Any use	none	none	none	2.0	none	none	none	none	(5)	12	$\frac{H+L}{6}$ for all uses	-
M-4	Any use	none	none	none	4.0	none	none	none	none	(5)	12	$\frac{H+L}{6}$ for all uses	-
M-8	Any use	none	none	none	8.0	none	none	none	none	(5)	12	$\frac{H+L}{6}$ for all uses	-
I-2	Any use	none	none	none	2.0	none	none	none	none	(5)	12	$\frac{H+L}{6}$ for all uses	-
M-2	Any use	none	none	none	2.0	none	none	none	none	(5)	12	$\frac{H+L}{6}$ for all uses	-

Key L = Length of wall parallel (or within 45° of parallel) to lot line, measured parallel to lot line

H = Height of building above the height below which no setback is required

L₁ = Length of wall parallel (or within 45° of parallel) to lot line, measured parallel to lot line at greatest length above the height below which no setback is required

(1) See Section 15-4 for cases where the maximum floor area ratio may be exceeded

(2) No additional lot area for lots 20 dwelling units

(3) See Section 13-4

(4) Ten feet plus one twentieth of the length of the wall parallel (or within 45° of parallel) to the side lot line. See further Section 19-4

(5) See Section 19-5

(6) See Section 19-6

(7) See Section 20-5

(8) Deleted

(9) See Section 18-7 for regulations for pre Code structures.

(10) 20 feet on east-west streets, none on north-south streets. A bay window, as defined in Section 2-1, may protrude into a front yard. Section 18-1 notwithstanding. See also Sections 18-1 and 18-2

(11) See Section 16-4

(12) See Section 18-5

(13) See Section 18-6 for height limits for buildings within 100 feet of streets that bound Boston Common and the Public Garden

(14) See also Section 18-2

(11a) amended on April 14, 1987, February 17, 1971, March 20, 1912, July 9 and September 27, 1973, October 22, 1910, July 7, 1910, July 7, 1910, February 26, and April 11, 1919, October 31, 1980, June 18 and August 20, 1981, and June 18, 1982.

APPENDIX E

AFFORDABLE HOUSING: DEFINITIONS AND GUIDELINES

Family Size	Low Income (up to 50%		Maximum Monthly		Sales Price of	
	SMSA Median)		Housing Expense*		Condominium with 8.5% Mortgage and 5% Downpayment	
1	\$ 11,900		\$ 298		\$ 22,000	
2	13,600		340		27,000	
3	15,300		383		31,500	
4	17,000		425		36,000	
5	18,350		459		39,500	
6	19,700		493		43,000	
7	21,100		528		47,000	
8	22,450		561		50,500	

Family Size	Moderate Income (up to 80%					
	SMSA Median)					
1	\$ 19,040		\$ 476		\$ 41,500	
2	21,760		544		49,000	
3	24,480		612		56,000	
4	27,200		680		63,500	
5	29,360		734		69,000	
6	31,520		788		75,000	
7	33,760		844		81,000	
8	35,920		898		87,000	

Family Size	Upper Moderate (up to 110%					
	SMSA MEDIAN)					
1	\$ 26,180		\$ 655		\$ 61,000	
2	29,920		748		71,000	
3	33,660		842		81,000	
4	37,400		935		91,000	
5	40,370		1,009		99,000	
6	43,340		1,084		107,000	
7	46,420		1,161			
8	49,390		1,235			

* Maximum monthly housing expense assumes household spends 30% of income; includes principal, interest, taxes, insurance and any relevant condominium fees (if for-sale) or rent and utilities (if for rent).

APPENDIX F

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

Form Approved
OMB No. 63R-0867

A. REDEVELOPER AND LAND

1- a. Name of Redeveloper:

b. Address and ZIP Code of Redeveloper:

c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

(Name of Local Public Agency)

in _____
(Name of Urban Renewal or Redevelopment Project Area)

in the City of _____, State of _____,
is described as follows²

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as _____
- ☐ A business association or a joint venture known as _____
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain) _____

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODEPOSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODEDESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form Approved
OMB No. 63R-0867

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
--------------------------------	-------------------------------------	---------------------------------

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹ _____
 certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: _____

Signature_____
Signature_____
Title_____
Title_____
Address and ZIP Code_____
Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper:

b. Address and ZIP Code of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

(Name of Local Public Agency)

in _____
(Name of Urban Renewal or Redevelopment Project Area)

in the City of _____, State of _____,
is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☐ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of _____, 19____, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANKAMOUNT
\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCEAMOUNT
\$

c. By sale of readily salable assets:

DESCRIPTIONMARKET VALUE
\$MORTGAGES OR LIENS
\$

7. Names and addresses of bank references:

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☐ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☐ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:
10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:
11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:
- a. Name and address of such contractor or builder:
- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO
If Yes, explain:
- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____
General description of such work:
- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENTLOCATIONAMOUNT
\$DATE TO BE
COMPLETED

DATE OPENED

- 1 If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..
- 2 **Penalty for False Certification:** Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department.

DEVELOPER'S STATEMENT OF QUALIFICATIONS
AND FINANCIAL RESPONSIBILITY (FORM 2) (page 1 of 4)

1. Name and address of developer:
2. Is the developer or any other member of the joint venture a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms.

YES: _____

NO: _____

If yes, explain

3. a. The financial condition of the developer, as of _____ is as reflected in the attached financial statement.

NOTE: Attach to this statement a financial statement FOR EACH GENERAL PARTNER showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old. These statements will be held in strict confidence.

- b. Name and address of auditor or public accountant who performed audit on which said financial statement is based.

4. If funds for the development of the project are to be from sources other than the developer's own funds, please state the developer's plan for financing the acquisition and development of the project:

5. Sources and amount of cash available to developer to meet up-front costs of the proposed undertaking:

- a. In banks:

Name, address & zip code of bank

Amount

\$

- b. By loans from affiliated or associated corporations of firms:
Name, address & zip code of source \$ Amount

- c. By sale of readily salable asset

<u>Description</u>	<u>Market Value</u>	<u>Mortgage or liens</u>
	\$	\$

6. Name and addresses of bank references:

7. Has the developer or (if any) the corporation, or any subsidiary or affiliated corporation of the developer or said parent corporation, or any of the developer's officers or principal members, shareholders or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past ten years?

YES: _____ NO: _____

If yes, give the date, place and under what name.

8. a. Undertakings, comparable to the proposed development work, which have been completed by the developer, including identification and brief description of each project and date of completion:

- b. If the developer or any of the principals of the developer has ever been an employee in a supervisory capacity for a construction contractor or builder or undertaking comparable to the proposed development work, name of such employee, name and address of employer, title of position, and brief description of work:

9. If the developer or a parent corporation, a subsidiary, an affiliate, or a principal of the developer is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last ten years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

YES _____

NO _____

If yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years:

\$ _____

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

Identification of

Contract or Development

and Location

Amount

\$

Date to be

Completed

- e. Outstanding construction contract bids of such contractor or bidder:

Awarding Agency

Amount

Date opened

10. Brief statement respecting equipment, experience, financial capability, and other resources available to such contractor or builder for the performance of the work involved in the development of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:
11. Statement and other evidence of the developer's qualifications and financial responsibility (other than the financial statement referred to in Item (3)) are attached hereto and hereby made a part hereof as follows:
12. If the developer, any employee of the developer or any party holding a financial interest in the development is now a City of Boston employee or has been at any time in the year preceding this date, please list the person(s)'s name, position held, or financial interest in the development entity, City of Boston position, and if not currently employed by the City, the last date of City employment.
13. List the address(es) of all other properties that the owner(s) or principals of the proposed project owns in the City of Boston:

CERTIFICATION

I/We, _____, certify that this Developer's Statement of Qualifications and Financial Responsibility and the attached evidence of the developer's qualifications and financial responsibility, including financial statements, are true and correct to the best of my/our knowledge and belief.

Dated _____

Dated _____

Signature _____

Signature _____

Address & Zip Code _____

Address & Zip Code _____

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for all project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

2. Are any the principals employed by the City of Boston? If so, in what capacity (Please include name of agency or department and position held in that agency or department).

3. Have any of the principals previously owned any real estate? If so, when, and what type of property?

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

5. Have any of the principals ever been convicted of any arson related crimes currently under indictment for any such crimes?

6. Have any of the principals been convicted of violating any law, code, state or ordinance regarding conditions of human habitation within the last three (3) years?

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS
_____ Day of _____, 19____

SIGNATURE: _____

ADDRESS: _____

AFFIRMATIVE MARKETING PLAN

1. Developer/Owner Name, Address _____
_____ Tel.No. _____
2. Name and Address of Housing _____

3. No. of Units _____ Vacant _____ Occupied _____
4. Indicate which racial or ethnic groups are least likely to apply for the housing without special outreach.

5. Indicate the media to be used to advertise the availability of the housing to the groups noted in #4.

Name of Newspaper, Radio or
Television Station

Racial/Ethnic Identification
of Market

6. If brochures, leaflets, or other handouts are to be used, describe method of distribution:

7. List Community contacts and describe method of contact:

8. If owners/renters are to be selected from a waiting list or pool of applicants, please describe the method that will be used to develop the applicant pool, the criteria that will be used for pre-qualifying the applicants, and the standards that will be used for final selection of buyer(s) or tenant(s). Attach separate page if necessary.

9. Please describe other efforts planned as part of your outreach program not adequately covered by this form.

NON-DISCRIMINATION STATEMENT

As a condition of receiving BAA-controlled funds, land or other benefits, I _____, agree not to discriminate or permit discrimination upon the basis of race, color, sex, religion, national origin, source of income, or presence of children (except in the case of an elderly project) in the lease, rental, or use and occupancy of the property located at _____.

Furthermore, I agree to comply with the attached Affirmative Marketing Plan and to maintain a record of all newspaper ads; outreach letters, translations and leaflets. These will be available for review by BAA upon request.

I understand that I shall be able to proceed with completion of my project if I have taken every step outlined in the City-approved Affirmative Marketing Plan. Compliance shall be determined by the BFHC. If I have not adequately complied with the City-approved plan, I shall be required to conduct additional outreach and/or I may be denied an occupancy permit for my project.

OWNER

BAA/Project Manager

BFHC Monitor

Date



We Do Business in Accordance With the Federal Fair Housing Law

(Title VIII of the Civil Rights Act of 1968, as Amended by
the Housing and Community Development Act of 1974)

**IT IS ILLEGAL TO DISCRIMINATE AGAINST
ANY PERSON BECAUSE OF RACE, COLOR,
RELIGION, SEX, OR NATIONAL ORIGIN**

- ❑ In the sale or rental of housing or residential lots
- ❑ In advertising the sale or rental of housing
- ❑ In the financing of housing
- ❑ In the provision of real estate brokerage services

Blockbusting is also illegal

An aggrieved person may file a complaint of a housing discrimination act with the:

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Assistant Secretary for Fair Housing and Equal Opportunity
Washington, D.C. 20410**

TYPE OF DISCRIMINATION	THESE PRACTICES ARE PROHIBITED	THE REMEDY IS	COVERED BY THE LAW
RACE (covered by the federal 1866 Civil Rights Act)	All discriminatory acts are prohibited	Private civil action in either Federal District Court or State Superior Court or Housing Court	No exceptions
RACE, COLOR, CREED, RELIGION, NATIONAL ORIGIN, SEX (added 1974) (covered by the federal Fair Housing Act 1968)	<ul style="list-style-type: none"> - Refusal to rent or sell - Discrimination in terms or conditions - Preferential advertising - False representation of the availability - Blockbusting - Brokerage Services - Financing 	Same as above or can file complaint with federal Dept. of Housing & Urban Development	Single family dwellings Unless not publicly advertised or offered Owner occupied dwellings of 4 units or less
RACE, CREED, COLOR, RELIGION, NATIONAL ORIGIN, MARITAL STATUS, MILITARY STATUS, BLINDNESS, AGE, SEX, ANCESTRY, HEARING IMPAIRMENT, POSSESSION OF A SEEING-EYE OR HEARING-EAR DOG (covered by Massachusetts Law Chapter 151B)	<ul style="list-style-type: none"> - Refusal to rent or sell - Discrimination in terms, conditions & privileges - Preferential advertising - False representation of availability - Blockbusting - Financing - Making an inquiry as to the person's race, etc. 	Filing with the Massachusetts Commission Against Discrimination and State Court	1 or 2 family houses not publicly advertised or offered 2 family, owner occupied dwellings
CHILDREN (covered by Massachusetts Law Chapter 151B)	Refusal to rent or otherwise deny or withhold	Same as above	<ul style="list-style-type: none"> - single family home which is landlord's own residence & is being temporarily leased (for one year or less) - 2 family owner occupied house - 2 or 3 family house where one unit is occupied by an elderly or infirm person for whom the presence of children would be a hardship
PUBLIC ASSISTANCE OR RENTAL SUBSIDY STATUS (covered by Massachusetts Law Chapter 151B)	"to discriminate"	Same as above	no exceptions

TYPES OF DISCRIMINATION	THESE PRACTICES ARE PROHIBITED	THE REMEDY IS	BUT THESE TYPES OF HOUSING ARE NOT COVERED BY THE LAW
<p>Race, Color, Creed Marital Status, Military Status, Handicapped, Children, National origin, Sex, Age, Ancestry, Sexual Preference or Source of Income (Covered by the City of Boston's Fair Housing Ordinance of 1982, Chapter 5 Section 150)</p>	<p>ALL Discriminatory Acts are Prohibited</p>	<p>Filing Complaint with Boston Fair Housing Commission for Media- tion or Public Hearing in Case of Probable Cause</p>	<p>No Exceptions</p>

APPENDIX G

APPENDIX G

BOSTON REDEVELOPMENT AUTHORITY

MAJOR ITEMS ON ENGINEERS' REPORT FOR EAST BERKELEY STREET BLOCK

69-69A East Berkeley Street

- o Unsafe
- o Loose bricks at roof line
- o Broken glass at sidewalk
- o Roof is badly damaged
- o Framing is missing

71 East Berkeley Street

- o Unsafe
- o Interior destroyed by fire
- o Floors are collapsing
- o Masonry fractures

73 East Berkeley Street

- o Unsafe
- o Bay window subject to collapse onto sidewalk
- o Roof and interior structure have been destroyed by fire
- o Masonry fractures

75-75A East Berkeley Street

- o Unsafe
- o Bay window has rotted
- o Floors burned and rotted
- o Masonry missing

77 East Berkeley Street

- o Unsafe
- o Moderate interior fire damage
- o Wood partitions are rotted
- o Ceilings are falling down
- o Bay window has rotted

79 East Berkeley Street

- o Unsafe
- o First floor severely damaged by fire
- o Walls and second floor framing are destroyed by fire
- o Masonry walls are crumbling, loose bricks at rear wall
- o Ceilings near collapse

81-81A East Berkeley Street

- o Unsafe
- o Second floor overhang in danger of collapse
- o Masonry walls bulged and fractured
- o Roof and floors are rotted

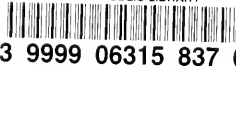
212-214 Shawmut Avenue

- o Unsafe
- o Roof is sagging
- o Walls bowed out
- o Masonry fractures
- o Stairway destroyed

SOUTH END
B65R
1983

AUTHOR		SENHI-APPENDICES	
TITLE			
DATE LOANED		BORROWER'S NAME	

BOSTON PUBLIC LIBRARY



3 9999 06315 837 0

